

KEY INFORMATION DOCUMENT



PURPOSE: This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

PRODUCT

Starwood European Real Estate Finance Limited (PRIIP)

ISIN: GG00BQWPBM39

Manufacturer:

Name: Starwood European Finance Partners Limited (the "Company")

Contact Details: For more information call +44 (0) 203 5303 630

Website: www.starwoodeuropeanfinance.com

Competent authority: The Financial Conduct Authority ("FCA") is responsible for supervising Starwood European Finance Partners Limited (the "Company") in relation to this Key Information Document. Starwood European Real Estate Finance Limited is authorised in Guernsey and regulated by The Guernsey Financial Services Commission ("GFSC").

Date of production: 02/05/2023

WHAT IS THIS PRODUCT?

Type : This PRIIP is a non-cellular Company limited by shares with an unlimited life, incorporated under the Companies (Guernsey) Law, 2008 and is listed on the London Exchange Main Market. As such, there is a no maturity date. Shares of the PRIIP are bought and sold via markets.

Objectives : Effective from 27th January 2023, the PRIIPs investment objective is to conduct an orderly realisation of the assets of the Company. The assets of the Company will be realised in an orderly manner, returning cash to Shareholders at such times and in such manner as the Board may, in its absolute discretion, determine.

The Company may not make any new investments save that:

- investments may be made to honour commitments under existing contractual agreements or to preserve the value of the underlying security; and

- cash held by the Company pending distribution will be held in either cash or cash equivalents for the purpose of cash management.

Subject to the above restrictions, the Company retains the ability to seek to enhance the returns of selected loan investments through the economic transfer of the most senior portion of such loan investments which would be by way of syndication, sale, assignment, sub-participation or other financing (including but not limited to true sale securitisation, repurchase transactions and loan-on-loan financing). The Company may utilise borrowings from time to time for working capital and general corporate purposes provided such borrowings will not exceed 30% of the Net Asset Value immediately following the drawdown of the borrowings.

The Company will not enter into derivative transactions for purely speculative purposes.

The Company will continue to comply with the restrictions imposed by the Listing Rules in force and as amended from time to time.

The Fund is actively managed and is not managed in reference to any benchmark.

Intended retail investor : This PRIIP will primarily be marketed to institutional and sophisticated investors, investment professionals, high net worth bodies, corporate and unincorporated associations, partnerships and trustees of high trusts and private clients (all of whom will invest through brokers).

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk indicator



← Lower risk Higher risk →



The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

We have classified this product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact our capacity to pay you.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

Be aware of currency risk. You may receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Investors shall note that besides risks included in the risk indicator, other risks such as interest rate risks may affect the Fund's performance. Please refer to the Prospectus for further details.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Fund over the last 10 years. The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period: 5 Example Investment: 10,000 GBP			
Scenarios		If you exit after 1 year	If you exit after 5 years (RHP)
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	900 GBP	1,170 GBP
	Average return each year	-90.98%	-34.91%
Unfavourable	What you might get back after costs	7,240 GBP	7,330 GBP
	Average return each year	-27.62%	-6.04%
Moderate	What you might get back after costs	10,050 GBP	8,970 GBP
	Average return each year	0.46%	-2.15%
Favourable	What you might get back after costs	11,610 GBP	10,840 GBP
	Average return each year	16.09%	1.62%

- Unfavourable scenario: This type of scenario occurred for an investment between March 2015 and March 2020.
- Moderate scenario: This type of scenario occurred for an investment between March 2017 and March 2022.
- Favourable scenario: This type of scenario occurred for an investment between September 2013 and September 2018.

The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

The stress scenario shows what you might get back in extreme market circumstances.

WHAT HAPPENS IF STARWOOD EUROPEAN FINANCE PARTNERS LIMITED (THE "COMPANY") IS UNABLE TO PAY OUT?

The value of the shares in the product is directly impacted by the solvency status of Starwood European Real Estate Finance Limited. There are no investor compensation or guarantee schemes available to investors should the product be unable to pay out.

WHAT ARE THE COSTS?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Cost over time

The tables below show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return)
- For the other holding periods we have assumed the product performs as shown in the moderate scenario
- 10,000 GBP is invested.

Investment of 10,000 GBP	If you exit after 1 year	If you exit after 5 years (RHP)
Total costs	186 GBP	967 GBP
Annual cost impact(*)	1.86%	1.86%

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be -0.29% before costs and -2.15% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee for this product.	0 GBP
Exit costs	We do not charge an exit fee for this product.	0 GBP
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.62% of the value of your investment per year. This is an estimate based on actual costs over the last year	165 GBP
Transaction costs	0.21% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	21 GBP
Incidental costs taken under specific conditions		
Performance fees and carried interest	There is no performance fee for this product.	0 GBP

This illustrates costs in relation to the notional value of the PRIIP.

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MY MONEY OUT EARLY?

The recommended minimum holding period: 5 years.

The minimum recommended holding period for the product is 5 years, however, the shares of the PRIIP trade continuously on the London Stock Exchange Main Market and is not bound by any prescribed redemption or sale restrictions.

HOW CAN I COMPLAIN?

As a shareholder of Starwood European Real Estate Finance Limited you do not have the right to complain to the Financial Ombudsman Service (FOS) about the management of Starwood European Real Estate Finance Limited. Any complaints concerning this Fund or the Key Information Document should be directed to the following address:

Postal Address: 1 Royal Plaza, Royal Avenue St Peter Port, Guernsey Channel Islands, GY1 2HL.

E-mail: Starwood@apexgroup.com

Website: <https://starwoodeuropeanfinance.com/investors/governance/>

OTHER RELEVANT INFORMATION

Additional Information: Copies of the latest prospectus, annual report, semi-annual report (all available in English) are available free of charge on the Company website; www.starwoodeuropeanfinance.com or on www.londonstockexchange.com. Further information on gearing and borrowing limits can be found on page 48 of the Prospectus dated 2015. However, at the Annual General Meeting held on May 6th 2016, the borrowing limit was increased to 30% of NAV at time of drawdown, of which 20% may be longer term. Depending on how you buy these shares you may incur other costs, including platform fees. The distributor will provide you with additional documents where necessary.

Orderly Realisation: Despite strong portfolio performance, due to a near term likelihood that the Company would no longer be of a viable size to provide Shareholders with sufficient liquidity and scale, and following a review of the Company's strategy and advice sought from its advisors, the Board announced on 31 October 2022 that it intended to recommend to Shareholders that the investment objective and policy of the Company are amended, such that the Board can pursue a strategy of orderly realisation and the return of capital over time to Shareholders. On 28 December 2022, the Company published a Circular containing a Notice of Extraordinary General Meeting ("EGM") to this effect. The EGM was held on 27 January 2023, where Shareholders approved the Company's amended investment objective and policy to pursue a strategy of orderly realisation and return of capital over time to Shareholders. It is expected that it may take approximately 5 years to wind up the Company.

Past Performance: The cost, performance and risk calculations included in this key information document follow the methodology prescribed by EU Rules. Note that the performance scenarios calculated above are derived exclusively from the past performance of the Fund's share price and that past performance is not a guide to future returns. Therefore, your investment may be at risk and you may not get back the returns illustrated. Investors should not base their investment decisions solely upon the scenarios shown.

Any past performance data presented will be for up to 10 calendar years from the date of the launch of a share class. No performance data will be presented for a share class that does not yet have performance data for one complete calendar year as there would be insufficient data to provide a useful indication of past performance to retail investors.

Previous past performance may be found at: maia.amfinesoft.com/kid_past_performance_bar_chart

Previous performance scenario calculations may be found at: maia.amfinesoft.com/histo_kid_scenario